083.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,200 / 720,200
					USE VALUE:	720,200 / 720,200
					ASSESSED:	720,200 / 720,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AJAY AMRENDRA K
Owner 2:	KUMARI POONAM
Owner 3:	
Street 1:	84 PARK AVENUE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARSONS SUSAN S & SCOTT L -
Owner 2:	-
Street 1:	84 PARK AVENUE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,820 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Asbestos Exterior and 2464 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5820.000	303,200	800	416,200	720,200
Total Card	0.134	303,200	800	416,200	720,200
Total Parcel	0.134	303,200	800	416,200	720,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.29 | /Parcel: 292.2

Legal Description

User Acct 52212

GIS Ref

GIS Ref

Insp Date 09/25/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0005-0008.0

!6790!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,600	800	5,820.	416,200	720,600	720,600	Year End Roll	12/18/2019
2019	101	FV	264,100	800	5,820.	410,300	675,200	675,200	Year End Roll	1/3/2019
2018	101	FV	270,300	0	5,820.	315,100	585,400	585,400	Year End Roll	12/20/2017
2017	101	FV	270,300	0	5,820.	297,300	567,600	567,600	Year End Roll	1/3/2017
2016	101	FV	270,300	0	5,820.	273,500	543,800	543,800	Year End	1/4/2016
2015	101	FV	242,200	0	5,820.	255,700	497,900	497,900	Year End Roll	12/11/2014
2014	101	FV	242,200	0	5,820.	235,500	477,700	477,700	Year End Roll	12/16/2013
2013	101	FV	242,200	0	5,820.	235,500	477,700	477,700		12/13/2012

PRINT

Date	Time
12/10/20	21:30:34

LAST REV

Date	Time
11/19/20	10:34:49

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6790

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARSONS SUSAN S	75909-472	1	10/16/2020		722,500	No	No		
SNOWDON DAVID C	41796-346		1/20/2004	Family	1	No	No		Date of death 11/10/2015.
	10168-269		10/25/1962		99	No	No		N

USER DEFINED

Prior Id # 1:	52212
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
9/25/2018	Inspected	CC	Chris C
8/13/2018	MEAS&NOTICE	CC	Chris C
11/17/2008	Entry Denied	197	PATRIOT
1/14/2000	Meas/Inspect	163	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5820		Sq. Ft.	Site		0	70.	1.02	6									416,220						416,200	

Total AC/HA: 0.13361 | Total SF/SM: 5820 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 416,220 | Spl Credit | Total: 416,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.24389136
Const Adj.:	0.94990498
Adj $ / SQ:	106.342
Other Features:	123750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372513
Depreciation:	69287
Depreciated Total:	303225

COMMENTS

648-4034.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

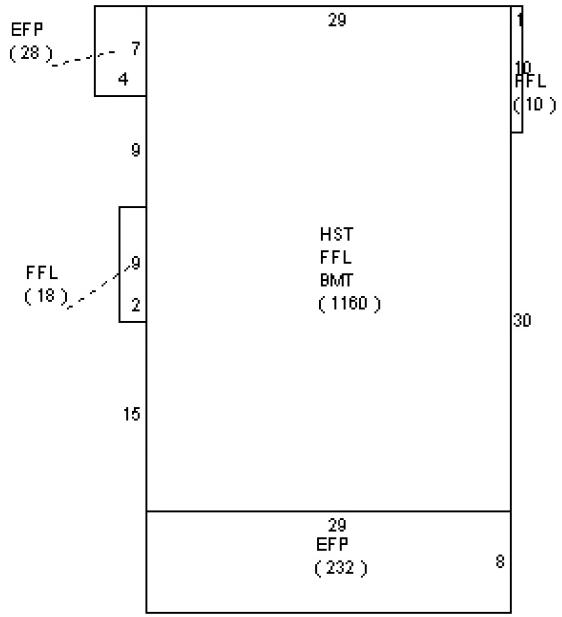
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	106.34
Special Features:	0	Val/Su Net:	95.11
Final Total:	303200	Val/Su SzAd	171.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,188	106.340	126,334
BMT	Basement	1,160	44.340	51,440
HST	Half Story	580	106.340	61,678
EFP	Enclos Porch	260	35.810	9,310

Net Sketched Area:	3,188			Total:	248,762
Size Ad	1768	Gross Are	3768	FinArea	2464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	A	AV	2000	3.74	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800